



Township of Wellington North

P.O. Box 125 • 7490 Sideroad 7 W • Kenilworth • ON • N0G 2E0

PUBLIC MEETING

Monday, May 17th, 2010 at 7:00 p.m.

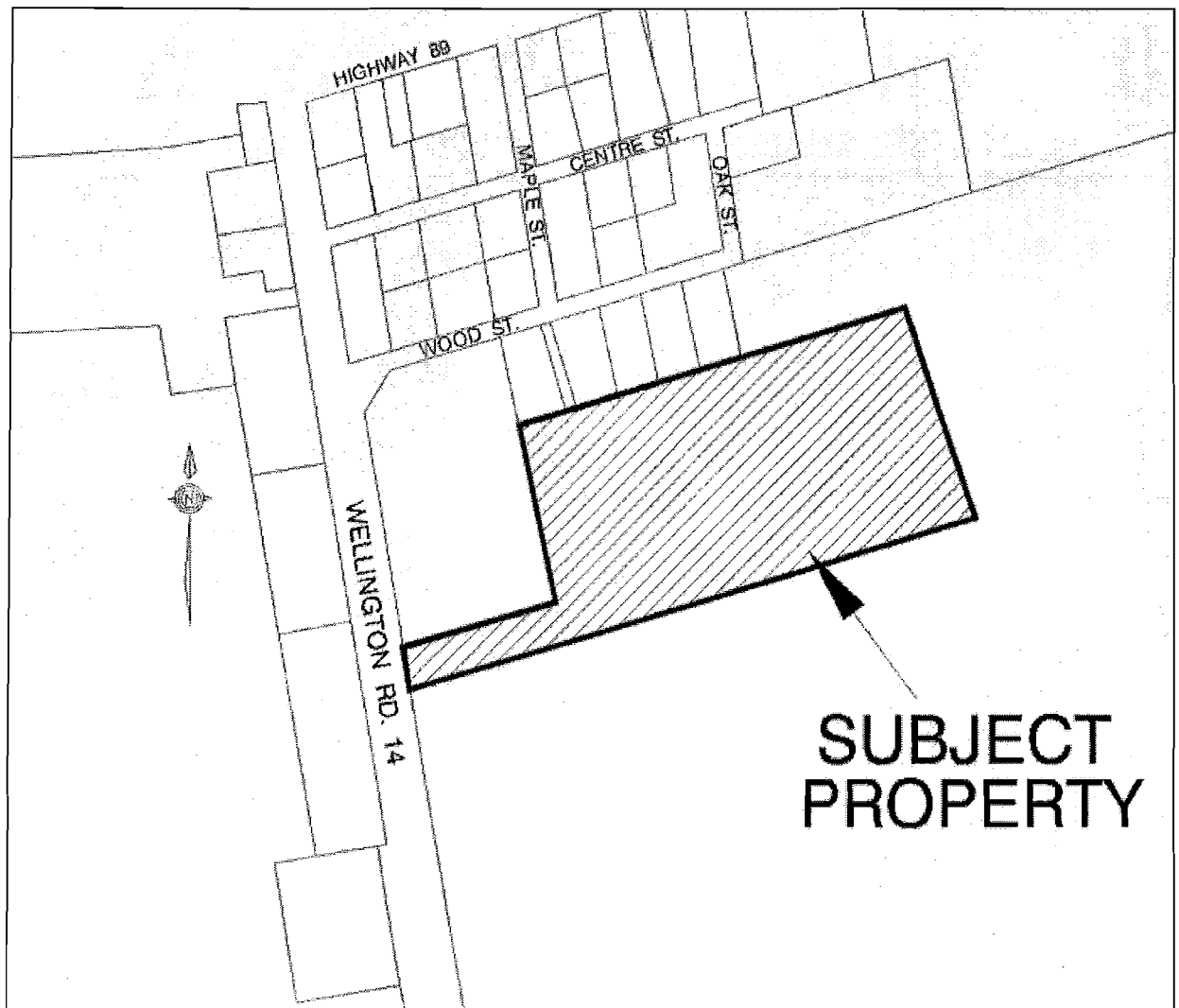
Municipal Office Council Chambers, Kenilworth

A G E N D A

Page 1 of 4

| AGENDA ITEM | PAGE NO. |
|---|-----------------|
| <p>The Mayor will call the meeting to order.</p> <p>Declaration of Pecuniary Interest.</p> <p>Owners/Applicant: Lardeb Farms Limited</p> <p>THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 1, Concession 14 and is located in the Hamlet of Conn. The parcel subject to this application is currently farmed and consist of approximately 2.8 ha (7 ac) and is shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to rezone the lands to Institutional to permit a parochial school, church, cemetery and related uses. This is a second public meeting under the Planning Act; an earlier meeting was held March 8, 2010.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <p>1. Notice for this public meeting was sent to required agencies and property owners within 120 m as well as posted on the property on April 26th, 2010.</p> | <p>01</p> |

| AGENDA ITEM | PAGE NO. |
|---|---------------------|
| <p>2. Presentations by:</p> <ul style="list-style-type: none">- Mark Van Patter, Township Planner- See attached comments dated March 4, 2010 and draft by-law- Additional comments dated May 4, 2010 | <p>02</p> <p>08</p> |
| <p>3. Review of Correspondence received by the Township:</p> <ul style="list-style-type: none">- Cara Holtby, Environmental Planning Coordinator, SVCA- No objection- Raymond and Julia Goetz, 21 Wood Street, Conn- Objection | <p>10</p> <p>11</p> |
| <p>4. The by-law will be considered at a regular council meeting at a later date. Persons wishing notice of the passing of the By-law must submit a written request.</p> | |
| <p>5. Mayor opens floor for any questions/comments.</p> | |
| <p>6. Comments/questions from Council.</p> | |





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

March 4, 2010

Darren Jones, Building Official
Township of Wellington North
7490 Sideroad 7 W
Kennilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: Markham / Waterloo Mennonite Conference
Church, School and Cemetery – Hamlet of Conn
Draft Zoning By-law Amendment**

PLANNING OPINION

I am of the opinion that the proposal is in conformity with the Provincial Policy Statement and County Official Plan. Urban centres and hamlets are where institutional uses should be located. The property is large enough that the uses can be situated so they will be compatible with the neighbours to the north. I would recommend that the applicant provides a detailed site plan so that we can get a better understanding of how the parcel will be developed. The draft zoning by-law may need to be amended to include setbacks and buffering regulations. I would also recommend that the rezoning not be approved until the Land Division Committee has dealt with the severance application April 8.

THE SUBJECT LAND

The location of the subject is described as Lot 1, Concession 14 and is located mainly in the Hamlet of Conn. The area is currently farmed.

PROPOSAL

The proposal is to sever a flag-pole shaped property of about 7 acres in the Hamlet of Conn for the purpose of developing a school, church and cemetery. The severance application file number is B49/10, which is to be considered at the County's Land Division Committee on April 8. This will result in a retained agricultural parcel to the south of 97.4 acres. I provide some specific details on the application below:

Church

- 4,100 square feet
- 300 person seating
- 70 to 95 cars on Sunday
- No outdoor lighting – no evening use
- No youth activity
- No fellowship hall
- No kitchen facilities

School

- 2,600 square feet
- May not be built for several years
- 30 to 45 students
- No showers or cafeteria

Cemetery

- 150 by 176 feet = 26,400 square feet = 0.61 acres
- About 350 plots
- Would take 80 years to fill

Access

- Access would be south of the ball field from Wellington Road 16
- This is the reason for flag-pole shape
- Would not use any roads inside Conn itself

PROVINCIAL POLICY STATEMENT (PPS)

Development is generally directed to urban areas, including Hamlet areas.

WELLINGTON COUNTY OFFICIAL PLAN

The Official Plan in Section 7.4.1, Hamlet designation, indicates that *"other uses including local commercial, small scale industrial, institutional may also be permitted where compatible and where adequate levels of service can be provided"*.

PLANNING CONSIDERATIONS

Proposed Uses

I do not have any concerns with the proposed uses. Urban areas are where they should be located.

Hamlet Boundary – Official Plan Interpretation

One hundred feet of the southern limit of the proposed area to be rezoned is outside of the Hamlet boundary. Section 14.2 of the Official Plan states that: *"To ensure the public interest and to prevent undue hardship, flexibility may be used to allow minor deviations from the text or map"*. The County is satisfied that

flexibility is warranted in this situation and that the southern portion of the area should be interpreted to be within the Hamlet. An official plan amendment is not necessary.

Compatibility with Neighbouring Uses

Given the size of the property and the small scale of the uses proposed, I have no concerns with compatibility in general. The lands to the west are occupied by the ball diamond. To the north, there are four dwellings, which are the most sensitive neighbours. To the south and east, the land is agricultural.

Having said this, I think the applicant should provide a site plan showing how the site is going to be developed in terms of parking lot, buildings and cemetery locations, setbacks to neighbours and vegetative buffers.

I would recommend that the cemetery be situated as far as possible from the existing dwellings and wells (i.e. southeast corner of property).

We may want to include special setback regulations in the amending by-law to ensure the above.

Services

The applicant has provided a letter of February 1, from CMT Engineering, indicating that the property is of sufficient size to handle septic systems.

Road Access

The County of Wellington's Engineer's Office has indicated "No Objection" to the rezoning in its response of February 24.

DRAFT AMENDMENT

I have attached a draft zoning by-law amendment. As noted above, we may wish to include some special regulations for setbacks and buffering once we have a better idea how the site will be developed.

SITE PLAN CONTROL

Site plan control will be applied to the development.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Sincerely,



Mark Van Patter, RPP
Senior Planner

C: Ralph Martin, by fax

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH

BY-LAW NUMBER _____.

**A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01 BEING
THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01;

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Schedule "A" Map 1 and Map 6 (Conn) to By-law 66-01 are amended by changing the zoning on a portion of the land described as Part of Lot 1, Concession 14, former Township of West Luther, as shown on Schedule "A" attached to and forming part of this By-law, from **Agricultural Exception (A-1) and Residential (R1A) to Institutional (IN)**.
2. THAT except as amended by this By-law, the land as shown on the attached Schedule "A" shall be subject to all applicable regulations of Zoning By-law 66-01, as amended.
3. THAT this By-law shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34 (30) and (31) of the Planning Act, R.S.O., 1990, as amended.

READ A FIRST AND SECOND TIME THIS ____ DAY OF _____, 2010

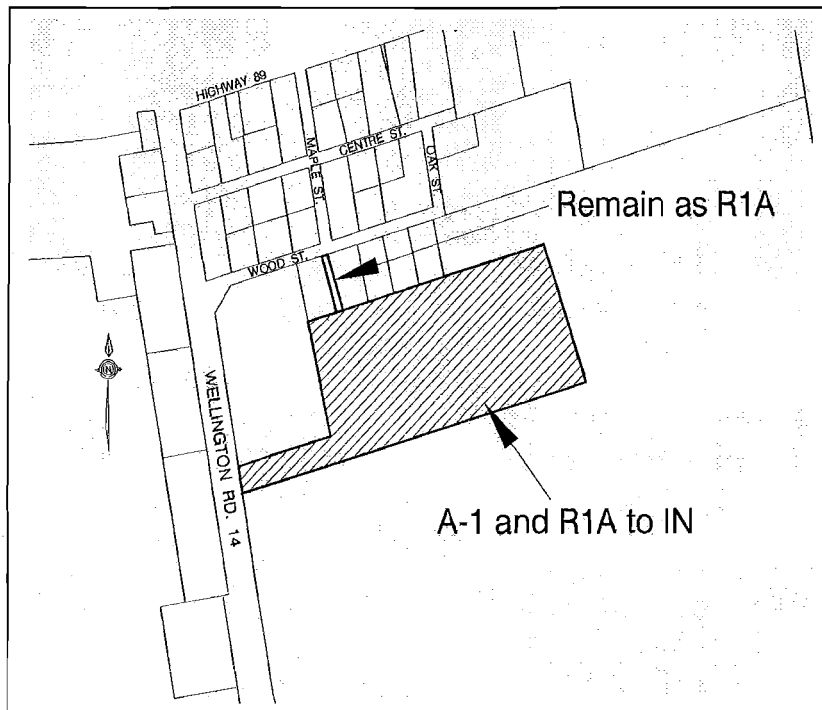
READ A THIRD TIME AND PASSED THIS ____ DAY OF _____, 2010

MAYOR

CLERK

THE TOWNSHIP OF WELLINGTON NORTH
BY-LAW NO _____.

Schedule "A"



Passed this ____ day of _____ 2010.

MAYOR

CLERK

EXPLANATORY NOTE

BY-LAW NUMBER _____.

THE LOCATION OF THE SUBJECT PROPERTY is described as Lot 1, Concession 14 and is located mainly in the Hamlet of Conn. The parcel subject to this application is currently farmed and consist of approximately 2.8 ha (7 ac).

THE PURPOSE AND EFFECT of the amendment is to rezone the lands to Institutional to permit a parochial school, church, cemetery and related uses. A small sliver of the property, in line with Maple Street to the north, is to remain in the Residential R1A zone. The subject land is also being considered for a severance application (B49/10) by the Wellington County Land Division Committee.

May 4, 2010

Darren Jones, Building Official
Township of Wellington North
7490 Sideroad 7 W
Kennilworth, ON N0G 2E0

Dear Mr. Jones:

**Re: Markham / Waterloo Mennonite Conference
Church, School and Cemetery – Hamlet of Conn
Draft Zoning By-law Amendment**

I am providing some additional comments to my March 3 letter for Council's information.

Minimum Distance Separation

It is my understanding that there were some concerns expressed about impact on area barns by the proposed school / church / cemetery. In my opinion, there will be no additional impacts. There are three barns on the west side of Wellington Road 14, to the south. All three barns are already impacted by the southwestern corner of the Hamlet designation in the Official Plan. This corner is closer to all of the barns than the subject property, including its entrance. (Please see attached sketch).

Minor Revision of Draft Zoning Map

I wanted to draw Council's attention to a minor revision of the zoning map. There is a small finger of land on the subject property that goes up to Wood Street, just where Maple Street comes in. Initially, I did not show this area as part of the subject property. It is my understanding that the developer may sell this land to one or two of the abutting neighbours. I am now showing this finger on the zoning map, with it to remain as Residential (R1A).

Additional Site Plan Information

In my last comments, I requested that the applicant provide a detailed site plan to aid in understanding how the site is to be developed in terms of parking lot, buildings and cemetery locations, setbacks to neighbours and vegetative buffers. The draft by-law may need to be revised to include setbacks and buffering regulations. I would recommend that approval of the by-law not be given until this is done.

Sincerely,

Mark Van Patter, RPP
Senior Planner

C: Ralph Martin, agent



Boundary for the Hamlet of Conn

Severed

Retained

Barn

Barn

Barn

Date: May 4, 2010
File: F:\Land Information System\Drawings\

This is not survey data. All rights reserved.
May not be reproduced without permission.
Sources:
County of Wellington Planning and Development
Department 2010 - Terms 2002
Upper Grand District School Board 2010

WINDS AFORES
(Barn Hamlet Designation)



RECEIVED

February 25, 2010

MAR 2 2010

TWP. OF WELLINGTON NORTH

FAKED
Feb 26/10

[Handwritten signature]



261123 Grey Rd. 28
Municipality of West Grey
(former Normanby Twp.)

Mailing Address:
R.R. 1, Hanover, ON
Canada N4N 3B8

Tel 519-364-1255
Fax 519-364-6990
www.svca.on.ca
publicinfo@svca.on.ca

Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones – Building/Zoning Dept.

Dear Mr. Jones:

RE: Application for Zoning By-law Amendment
Part Lot 1, Concession 14
Geographic Township of West Luther
Township of Wellington North

The Saugeen Valley Conservation Authority has reviewed the above noted application in accordance with the SVCA's mandate and policies. The SVCA has no objection to the approval of the application.

There are no significant natural heritage features or natural hazards affecting the lands subject to the amendment. The balance of the lands are adjacent to Conn Swamp and Municipal Drain #3.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

Yours sincerely,

[Handwritten signature of Cara Holtby]

Cara Holtby
Environmental Planning Coordinator

CH/

cc: Mark McKenzie, SVCA Director (*via email*)

Conservation
Through
Cooperation

A MEMBER OF



Conservation
ONTARIO
Natural Champions

Raymond and Julia Goetz
21 Wood Street
Box 35
Conn, ON N0G 1N0

May 12, 2010

Township Wellington North
Darren Jones, Building/Zoning Dept.
7490 Sideroad 7,W
Kenilworth, ON N0G 2E0

To Whom It May Concern:

Re: Proposed amendment to the Comprehensive Zoning By-law 66-01, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, as amended.

Please be advised that we object the application to rezone the subject property described as Lot 1, Concession 14 located in the Hamlet of Conn to Institutional to permit a parochial school, church, cemetery, and related uses.

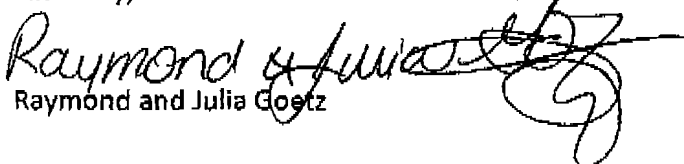
We feel that the proposed severance will provide no extra tax dollars to the Hamlet of Conn.

We have a number of concerns as noted below;

- It is my understanding that the group submitting the proposal will only be paying taxes on the church and not the school.
If the above statement is true, then would it not be more beneficial to the Hamlet of Conn to get more tax dollars for that land?
- If the zoning is passed are there going to be special setback regulations in place for the four dwellings that would be most adversely affected?
- The proposed facilities to be built would not be available for use by others in the community.

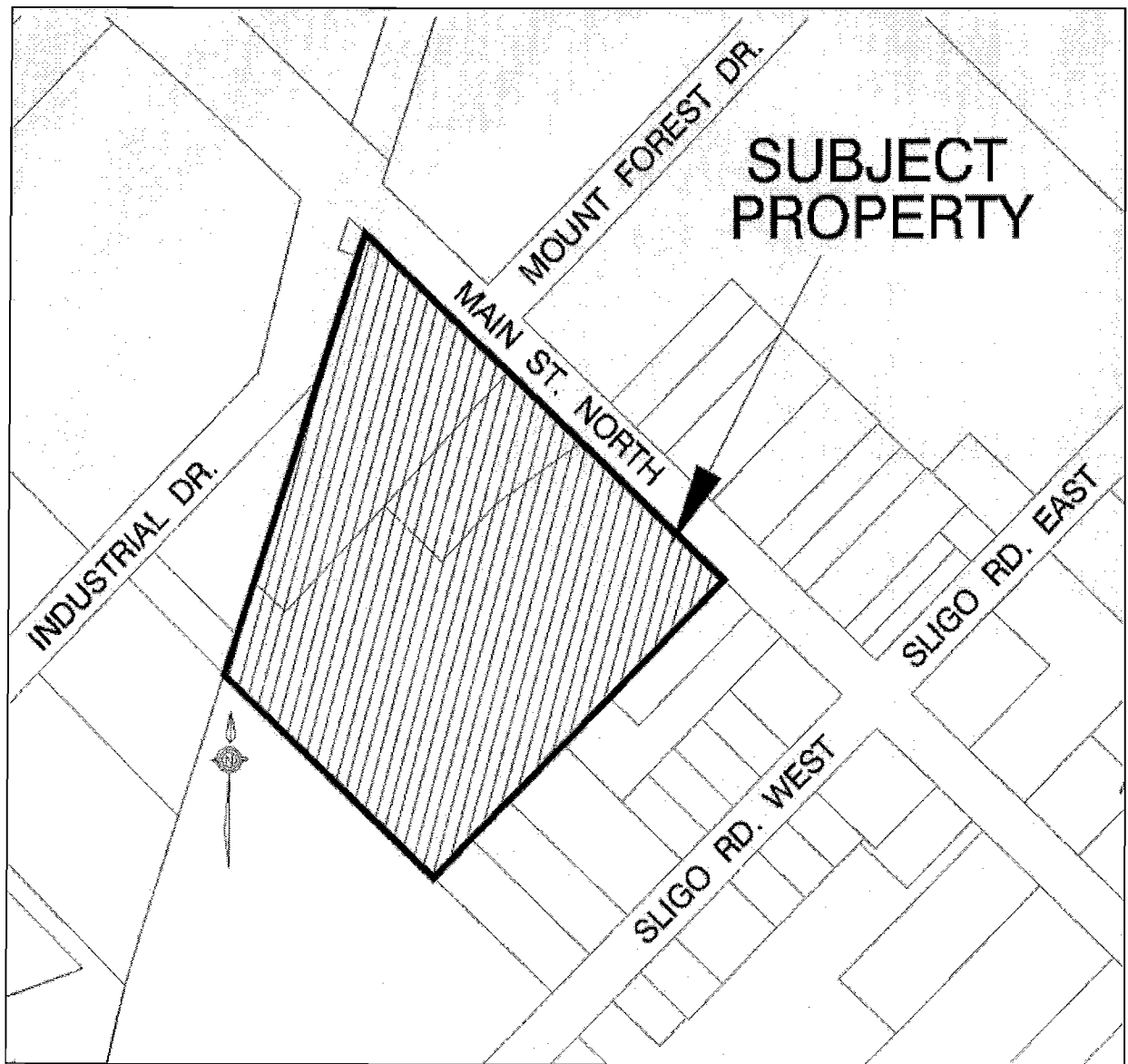
We wish to be notified of the decision for this application as well as a copy of the decision.

Sincerely,


Raymond and Julia Goetz

| AGENDA ITEM | PAGE NO. |
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| <p>Owners/Applicant: ECL General Partner Limited</p> <p>THE LOCATION OF THE SUBJECT LANDS are described as Part of Lots 32 and 33 Concession 1 and are municipally known as 515, 503 and 437 Main Street North, Mount Forest. The subject lands are shown on the map attached.</p> <p>THE PURPOSE AND EFFECT of the amendment is to rezone the entire site to an appropriate commercial zone in order to permit a consolidation of commercial retail uses. The property is currently comprised of three separate parcels which are zoned C4 (shopping centre) and C2 (highway commercial) and the applicants are proposing to redevelop the three parcels as one comprehensive site. The proposal includes a 31,000 sq.ft. expansion to the existing vacant Foodland building for a retail, sporting goods, automotive use and garden centre. The current C4 zoning on this parcel limits the maximum allowable floor area to 22,389 sq.ft. Additionally, two new commercial buildings are also proposed which will total approximately 15,000 sq.ft. in floor area. Relief is also being sought to allow a reduction in the required loading spaces. Additional variances may also be considered once a formal review is completed.</p> <p>Please note – Section 34 (12) of the Planning Act.</p> <p>(12) Information. – At a meeting under subsection (12), the council shall ensure that information is made available to the public regarding the power of the Municipal Board under subsection (14.1) to dismiss an appeal if an appellant has not provided the council with oral submissions at a public meeting or written submissions before a By-law is passed.</p> <p>7. Notice for this public meeting was sent to required agencies and property owners within 120 m as well as posted on the property on April 26th, 2010.</p> <p>8. Presentations by:</p> <p>Mark Van Patter, Township Planner</p> <p>- See attached comments</p> | <p>12</p> |
| | <p>13</p> |

| AGENDA ITEM | PAGE NO. |
|--|-----------|
| <p>9. Review of Correspondence received by the Township:</p> <p>Cara Holtby, Environmental Planning Coordinator, SVCA</p> <p>- No objection</p> <p>10. The by-law will be considered at a regular council meeting at a later date. Persons wishing notice of the passing of the By-law must submit a written request.</p> <p>11. Mayor opens floor for any questions/comments.</p> <p>12. Comments/questions from Council.</p> <p>13. Adjournment.</p> | <p>16</p> |





COUNTY OF WELLINGTON

PLANNING AND DEVELOPMENT DEPARTMENT
GARY A. COUSINS, M.C.I.P., DIRECTOR
TEL: (519) 837-2600
FAX: (519) 823-1694
1-800-663-0750

ADMINISTRATION CENTRE
74 WOOLWICH STREET
GUELPH, ONTARIO
N1H 3T9

May 12, 2010

Lori Heinbuch, Clerk/CAO
Township of Wellington North
P.O. Box 125, 7490 Sideroad 7 W
Kenilworth, ON N0G 2E0

Dear Ms. Heinbuch:

RE: ECL Developments - Zoning By-law Amendment
515 Main Street North, Mount Forest

PLANNING OPINION

The proposal is for the redevelopment of the former Foodland site and the adjacent properties. The proposal includes a 31,000 sq.ft. expansion to the existing vacant Foodland building for a retail, sporting goods, automotive use and garden centre. The current C4 zoning on this parcel limits the maximum allowable floor area to 22,389 sq.ft. Additionally, two new commercial buildings are also proposed which will total approximately 15,000 sq.ft. in floor area.

The subject lands are all owned by the same organization but are under three separate titles. The lands are proposed to be developed as one comprehensive site which includes the interconnection of parking, services and buildings. As such the adopting by-law should include provisions to restrict the type of development should the parcels be developed independent of one another or alternatively the properties could merge in title prior to adoption of a by-law.

At this time the proposal is being presented to provide council and the public an opportunity to comment. A formal report with a recommendation and amending by-law will be provided for Council's consideration once we have received all comments and any appropriate studies.

SUBJECT PROPERTY AND LOCATION

The subject lands are located at 515, 503 and 437 Main Street North, Mount Forest. The three properties have a combined area of approximately 2.93 ha. (7.24 ac.) and has 209 m (686 ft.) of frontage on Main Street, North. The lands are currently occupied by two vacant buildings and the beer store.

PROPOSAL

The proposal is to rezone the entire site to an appropriate commercial zone in order to permit a consolidation of commercial retail uses. The property is currently comprised of three separate parcels which are zoned C4 (shopping centre) and C2 (highway commercial) and the applicants are proposing to redevelop the three parcels as one comprehensive site. The proposal includes a 31,000 sq.ft. expansion to the existing vacant Foodland building for a retail, sporting goods, automotive use and garden centre. The current C4 zoning on this parcel limits the maximum allowable floor area to 22,389 sq.ft. Additionally, two new commercial buildings are also proposed which will total approximately 15,000 sq.ft. in floor area. Relief is also being sought to allow a reduction in the

required loading spaces. Additional variances may also be considered once a formal review is completed.

WELLINGTON COUNTY OFFICIAL PLAN

The property is designated HIGHWAY COMMERCIAL in the Official Plan. According to Policy 8.6.1 of the County Official Plan the predominant use of land in those areas designated Highway Commercial shall be for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre.

Section 4.6.1 outlines a number of studies that may be required in order to assess the merit of planning applications. These studies may propose ways of reducing or eliminating any negative impacts that may result from the development. For this development the following studies may be of benefit for Councils consideration, planning impact and traffic impact.

DRAFT ZONING BY-LAW

The subject properties are zoned Commercial C4 and C2. The application is to place the three properties into one zone. At this time a draft by-law has not been prepared.

SITE PLAN

According to the Site Plan Control By-law, this proposal will be subject to Site Plan approval.

PLANNING CONSIDERATIONS

At this time the subject lands are all owned by the same organization but are under three separate titles. The lands are proposed to be developed as one comprehensive site which includes the interconnection of parking, services and buildings. As such the adopting by-law should include provisions to restrict the type of development should the parcels be developed independent of one another or alternatively the properties could merge in title prior to adoption of a by-law.

It should be noted that should the titles remain separate the site will be subject to a number of reciprocal easements in order to address interconnections such as parking and services.

I trust that these comments will be of assistance to Council in their consideration of this matter.

Yours truly,



Linda Redmond, B.A.
Planner

RECEIVED

May 6, 2010

MAY 10 2010

TWP. OF WELLINGTON NORTH

FAXED
May 6/10



261123 Grey Rd. 28
Municipality of West Grey
(former Normanby Twp.)

Mailing Address:
R.R. 1, Hanover, ON
Canada N4N 3B8

Tel 519-364-1255
Fax 519-364-6990
www.svca.on.ca
publicinfo@svca.on.ca

Township of Wellington North
7490 Sideroad 7 West
P.O. Box 125
Kenilworth, ON
N0G 2E0

ATTENTION: Darren Jones – Building/Zoning Dept.

Dear Mr. Jones:

RE: Application for Zoning By-law Amendment
Part Lots 32 & 33, Concession 1
515, 503 & 437 Main Street North
Geographic Town of Mount Forest
Township of Wellington North

The Saugeen Valley Conservation Authority has reviewed the above noted application in accordance with the SVCA's mandate and policies. The SVCA has no objection to the approval of the application, subject to the recommendations noted below.

For this particular property, there are no natural heritage features or natural hazards affecting the property.

The SVCA recommends that prior to development, surface drainage be addressed for the large commercial development proposed. The Authority recommends the completion of a stormwater management plan to be submitted to the Authority and the Municipality for review.

Further, the SVCA assumes the proposed development will be subject to Site Plan Control. The SVCA requests that the municipality circulate a copy of the Site Plan application to the SVCA for review.

We trust these comments are helpful. Should you have any questions, please do not hesitate to contact this office.

Yours sincerely,

Cara Holtby
Environmental Planning Coordinator

Conservation
Through
Cooperation

A MEMBER OF



CH/

cc: Mark McKenzie, SVCA Director (via email)